

## **Current Zone Codes**

For Stockton:

- A1 **Agricultural District** (certain agricultural-industrial building and related uses)
- CA **Commercial Auto District** (auto dealers and related auto services)
- CF **Freeway Interchange District** (businesses oriented to freeway travelers)
- CM **Commercial Manufacturing District** (similar to C-3, including limited industrial uses)
- CR **Commercial Residential District** (most uses in R-3 in addition to certain business & professional offices)
- C1 **Neighborhood Retail District** (most uses in C-R District plus retail businesses which meet limited neighborhood shopping needs, such as drug stores, groceries, bakeries, and barber shops)
- C2 **General Business District** (permits same uses as C-1, but allows for greater variety of uses, such as repair shops, antique stores, garment repair and press shops)
- C3 **Central Business District** (allows a wider variety of business uses, department stores, auto sales, and repair, few wholesale activities and some limited manufacturing, such as jewelry, apparel, printing, musical instruments and professional and scientific instruments)
- C4 **Community Shopping Center District** (permits a wide variety of retail establishments, personal and business services, as well as finance, insurance and real estate firms)
- EP **Enterprise Performance District** (provides an appropriate physical and economic environment for compatible industrial and administrative or general office type activities which include light manufacturing, assembling, fabricating, processing, storage, warehousing, wholesaling, and distributing uses as well as related administrative or general office uses)
- MP **Industrial Performance District** (permits contract construction firms, certain manufacturing uses, wholesale trade and transportation and utility services to locate in proximity to residential districts under strict performance controls and development standards)
- MX **Mixed Use Zoning District** (intended to apply to large properties that can accommodate a wide range of residential and non-residential land uses. Specific land uses and specific development standards for each MX Zoning District shall be determined on a case-by-case (site-by-site) basis by a Master Development Plan (Division 16-200 filed concurrently with the General Plan and zoning map amendments)
- M1 **Light Industrial District** (all industrial uses except the most obnoxious and heavy industries are permitted; residential not permitted)
- M2 **Heavy Industrial District** (all uses except residential with some restrictions as to the location and development of hazardous industries)
- PL **Public Lands District** (identifies those large tracts of publicly owned land which are used or intended for use by public agencies to satisfy public necessity or convenience as well as other uses compatible to such uses and controlled by public agencies)
- RE **Residential-Estate District** (single-family residences and limited number of agricultural uses permitted on lots at least one acre in size)
- R1 **Single-Family District** (one-family dwellings are permitted as well as certain uses requiring Use Permits, such as churches, schools, guest homes, for no more than six ambulatory, well, and aged guests, on lots at least 5,000 square feet in area)
- R2 **Two-Family District** (in addition to those uses permitted in R1, this allow two-family dwellings on lots of 5,000 square feet or more. Three-family dwellings permitted on lots of 6,900 square feet or more)
- R3A **Apartment District** (includes all uses permitted under R2. Multiple or group dwellings, townhouses. Lodging or rooming houses, dormitories, day nurseries, and rest or guest homes permitted under Use Permit. R3A is generally located in the downtown area)
- R3B **Apartment District** (same as R3A , generally located outside the downtown area)
- UNZ **Unzoned** (has no city zoning designation)

**Note:** Residential Zoning Designations identified by R1P, R2P and R3P represent Planned Unit Residential Developments (P.U.R.D.). For complete Zoning Information, go to the Stockton Municipal Code, Chapter 16, Planning and Zoning Code located on the City of Stockton's Website: [www.stocktongov.com](http://www.stocktongov.com)